



200307110185

Skagit County Auditor

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PARCEL NO: 3997-00-017-0000, 3997-00-018-0000
Legal Desc.: NW ¼ 12-34-4

ROAD MAINTENANCE AGREEMENT AND COVENANT

Recitals

Joseph & Nancy Orr, owner of certain real property located in Section 12, Township 34 North, Range 4 East W.M., Skagit County, Washington described on EXHIBIT A attached hereto.

As attached hereto as Exhibit A, and an
Existing easement recorded in A.F. #20030340299, Skagit County,
Washington

And establish an easement for ingress/egress described in EXHIBIT B.

Road maintenance Agreement

Joseph and Nancy Orr hereby establishes and provides that all of the property set forth in Lot 1 & Lot 2 SP 02-0676 and Lot 17, "NW Shauger Acreage, Clear Lake Wash." Shall be subject to this road maintenance agreement and all subsequent owners, successors and assigns shall take said real property or portion thereof subject to this road maintenance agreement. Joseph and Nancy Orr and each of the subsequent owners, assigns or successors in interest in any portion of the above referred to Lot 1, Lot 2, and Lot 17 shall proportionately share in the cost and expense of maintaining and repairing in good condition the road right-of-way over and across the access described herein. The proportionate share of each property owner shall be established by dividing the number of property owners purchasing or holding title to any portion of the above referred to property into the cost of the maintenance or repair.

A majority of the property owners shall determine annually, or more frequently as may be necessary, the extent of repair and maintenance to be accomplished. It is understood that the maintenance and repair of said road is for the benefit of all property owners and the property of any such owner failing to pay its proportionate share as provided herein shall be subject to a lien and assessment for the proportionate share of said cost; and any other property owner paying the share of a property failing to pay the same shall be entitled to a lien against said property which may be foreclosed in the manner provide for foreclosure of mechanic's liens.

EXHIBIT "A"

LOT 17 AND LOT 18, "WM. SHAUGHER ACREAGE, CLEAR LAKE, WASH.," EXCEPT THE WEST 150 FEET OF SAID LOT 17 AND SAID LOT 18, RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, (ALSO KNOWN AS PARCEL 2 ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200210010139).

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE EAST 30 FEET OF THE NORTH 15 FEET OF LOT 19, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.,".

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

INGREE/EGRESS EASEMENT

A 50 FOOT STRIP OF LAND WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 18, "WM SHAUGER ACREAGE, CLEAR LAKE, WASH." RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S18°18'14"W A DISTANCE OF 4.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE N81°05'41"W A DISTANCE OF 82.37 FEET ; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET WHICH BEARS N08°54'19"E, THROUGH A CENTRAL ANGLE OF 80°34'07" AN ARC DISTANCE OF 84.37 FEET; THENCE N00°31'34"W A DISTANCE OF 63.49 FEET TO A POINT HEREIN REFERRED TO AS POINT "A" AND THE TERMINUS OF SAID CENTERLINE.

TOGETHER WITH A 70 FOOT STRIP OF LAND WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE MENTIONED POINT "A"; THENCE N00°31'34"W A DISTANCE OF 30.00 FEET TO THE TERMINUS OF SAID CENTERLINE.

EXCEPT THAT PORTION THEREOF LYING WITHIN LOT 19 OF "WM SHAUGER ACREAGE, CLEAR LAKE, WASH."

SITUATE IN SKAGIT COUNTY, WASHINGTON.



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Covenant

This agreement contained herein shall be binding upon the parties herein and their successors and assigns and shall be construed as covenants running with the land.

Dated this 7th day of JULY, 2003.

By [Signature]
Joseph Orr

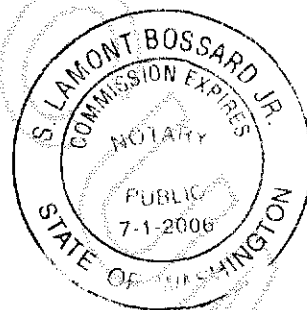
[Signature]
Nancy Orr

State of Washington
County of SKAGIT

This is to certify that on this 11th day of July, 2003, before me, the undersigned, a Notary Public personally appeared Joseph Orr & Nancy Orr to me known to be the individual who executed the within and foregoing instruments, and acknowledged to me that he/she signed and sealed the same as his/hers free and voluntary act and deed for the uses and purposes therein mentioned.
Witness my hand and official seal the day and year above written.

[Signature]
Notary Public in and for the State of Washington
Residing at Seattle

My appointment expires: 7-1-2006



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